

The Appropriate Approach To Renewal The Historical Center Of Shiraz City, Iran.

Neda Rafiee¹, T.M. Mahesh², Javaid Ahmad Tali³, Mohammad Reza emtehani⁴

^{1,2&4} Institute of Development Studies, University of Mysore, Karnataka 570006, India

³ Departments of Studies in Geography, University of Mysore, Karnataka 570006, India

neda.raffee14@gmail.com, maheshproupr@yahoo.com, javid.26.mu@gmail.com,
emtehanimohd75@yahoo.com.

Abstract: Rapid urbanization is bringing in its wake the urbanization of poverty, as well as pressure on urban land and resources, unchecked, and sometimes unplanned economic development. It remains combined with incoherent policy, a fragmented institutional frame work, lack of political will, and limited capacities of implementing organizations, often results in the neglect and destruction of historic districts within cities. This has been seen both in the developed and the developing world. Developing countries like Iran face to the concept of blighted areas recently due to early stages of economic development. Urban blight it not just a cause but also it is caused of socio-economic changes and improper management too. Renewal our cities is the penalty for neglect. It causes new phenomena such as urbanization, migration and dualism. During the last two decades Iran's population has increased from 49.4 million in 1986 to 70.4 million in 2006. Urbanization has also grown very rapidly during this time period, in fact, urban population increased from 47% to 68.4 % from 1986 to 2006. The present paper has analyzed blighted areas of central area of Shiraz city, Out of the total area of Shiraz city (18622.79 hectares), 1691hectare (9.09%) area is blighted area which it covers 375.82 hectares of the whole historical area of the city. With the growth of city the central area has shown drastic change in land use as well as in demographic profile. Due to the out migration historical centre the residential area has shown the change of (-12.52) hectares during the period of 1992 to 2003 and the Decennial growth rate have showed the change of -16.48 per cent from 1996 to 2006. This paper give the proper approach to renewal the blights in the central area of Shiraz city which customized to the local conditions of this area based on a set of parameters and finally explain the advantages of this method compared to the other possible approaches.

[Neda Rafiee, T.M. Mahesh, Javaid Ahmad Tali, Mohammad Reza emtehani. **The Appropriate Approach To Renewal The Historical Center Of Shiraz City, Iran** *N Y Sci J* 2012;5(12):80-85]. (ISSN: 1554-0200).
<http://www.sciencepub.net/newyork>. 12

Key Words: Blighted Area, Renewal, Upgrading, Deteriorated Area

1. Introduction

Urbanization is either directly or indirectly linked with the level and process of development. In other words, urbanization may be defined as the process of re-organization of space through spatial distribution of population among hierarchical system of settlement in response to vertical shifts in population within the work force (Reza and Prasad, 1985). It is noted that rural urban migration occurs due to urban pulls as well as rural push factors that are mainly economic in nature. Thus, the urbanization signifies the strength of the urban pulls leading to economic growth and positive changes in the occupation pattern (Visaria and Kothari, 1985). The attraction of the urban life comfort in addition to the capitalist phenomenon led a rural population migration to urban centers seeking for a new life perspective (Cardoso and Valadares, 2002). Urban redevelopments as a complex socio-spatial process involving actor networks and non-economic factors have a role to play for the structuring of the market (Doak and Karadimitriou, 2007). The urban renewal is a kind of performance associated to urban culture and attraction

capacity and sustainable development of the territories, bering in mind the physical and social parts regeneration (Moreira, 2004). The appropriation of public funds for clearing areas for private redevelopment can be justified in part as a penalty that the community must pay for past errors and in part as an investment which will eventually be rapid from the higher tax values created (Donald, 1958). There are "no regulations to guide their old cities development, no base maps to propose improvements, and no intellectual space devoted to planning them (Ravindran, 2005).

Of course the poor are hit not only by middle class activism, but also the interest of private developers. As pressure on urban and land rises, and historic cores of cities become increasingly precious commodities, conservationists and local government enforce more and more planning and legislative measures to protect them. While the developers and entrepreneurs attempt to derive maximum economic benefits from what they see as prime urban land. However in their zeal to beautify and modernize cities, planners and policy makers often end up playing into

the hands of developers as their efforts towards urban renewal or economic development in historic districts end up demolishing the settlements and destroying the livelihoods of the poor (Dastidar, 2007). In order to better understand the complexity of decisions involved, a more open and interdisciplinary analysis, it would be better to focus on behavioral factors of socio-cultural, psychological and economic process into urban development processes (Guy and Henneberry, 2000). Urban planning in most developing countries (India) has traditionally taken the form of master plans, usually developed and implemented by specially constituted development authorities which are outside the purview of the local administration and hence not directly accountable to the local population. These plans pay limited attention to social and economic development aspects, financial resource mobilization for implementation, as well as stakeholder involvement. Economic planning or local economic development strategies are rarely incorporated into the social planning exercise, with the result that the plans are unrealistic and impossible to implement. What emerges is largely a bundle of half baked ideas incorporated into a proposed land use plan that planners insist should be implemented in its entirety, at all costs (Ansari, 2004). Quantitative determination of the benefits of urban renewal is most complex and probably can at best represent only tenuous approximations (Schaaf, 1960). Furthermore, these past initiatives have had a clear physical emphasis rather than a broader socio-economic approach. It is only recently, and only in a few cities, that a more integrated approach has been adopted toward conservation and development of historic areas (Suri and Rai, 2011).

2. Historical Centre of Shiraz City as a Blighted Area

The total area of Shiraz city in 2003 is 18622.79 hectares out of which the central area constitutes 375.82 hectares of area. Historical center of Shiraz city is kind of "blighted area". It consists residential and non-residential areas and including some levels of deterioration and it has not been focused on slums which it is the worst form and grade of urban decline, blighted area in the central area of Shiraz city has been applied to the first two stage of decline which has not reached to the formation of slums yet, but it is blight which spreads day by day.

Historical centre of Shiraz city is full of historical monuments and it has its own urban heritage and cultural identity but now its historical, economic and cultural identity is in threat. The health of central area can be tested on the basis of quality of civic life and status of urban property. The quality of civic life of Shiraz city declined due to high density of population and pressures on urban land and resources especially

on the market and the growing demand for land uses other than residential. It leads to rising value of urban land, and at the same time, due to improper management, neglect the historic culture, disrepair of these zones, and inadequacy of community services, poor maintenance, complex local governance arrangements and still-limited capacities of local authorities. On the other hand Shiraz has developed haphazardly over the years especially from 1966 till now. The expansion of Shiraz city toward the north west of city (gardens with better climate) and better place for residential purpose, and the appearance of new competitive commercial centers in new developed area of city led to the migration of affluent people to the suburbs and migration of the rural people to the inner city. The loss of urban gravity in historical centre is arising due to the shift of socio-economic, political and administrative functions of the city. Other related causes for the decline of urban gravity are water supply, drainage, health care, community services, squatting of Afghan and very poor people on private houses, poverty and illiteracy. The decay of urban property becomes visible with the obsolescence of buildings either due to misuse, non-use or disuse, neglect of local monuments due to the lack of a sense of history and their improper preservation. All these factors lead to urban decline. So the factors like age of buildings, functions of the city, financial soundness of the civic body, traffic and transportation could determine the health of central area of Shiraz city. The neglect of these factors would contribute to urban decay, narrowing of lanes, following unplanned building lines, high construction density, high rate of occupancy, almost total absence of open spaces and services, mixed land use, buildings falling apart. Add to all these ugly symptoms the depressing economic factors- unemployment, inflation, low per capita income, inability to pay rents or for the services provided and used by the residents and finally, political unwillingness fortified by administrative incompetence to deal with the complex problem. The central area of Shiraz is one such examples of a declining inner city presenting contrasting scenarios requiring renewal and regeneration.

3. Demographic profile

Shiraz city is the fifth largest city in the country; it has made a significant improvement in socio-economic conditions in the south of the Iran. There are two types of migration, one can be observed in-migration to the city and the other one is outward migration of original settlers from the central part of city to other parts of Shiraz city due to centripetal forces and at the same time due to central fugal forces of the city people come from its surrounding regions. As a result of this, the central area has been recorded

the negative decennial population growth rate during 1996 and 2006.

Table No.1: Ward Wise Population and Density of Shiraz City 1996 -2006

Ward No.	(1996)		(2006)		Decennial Growth rate
	Population	Density	Population	Density	
1	153793	60	187628	73	22
2	211287	126	193866	115	-8.24
3	164654	90	176417	96	7.14
4	187359	65	266032	93	42
5	138318	84	163042	99	17.84
6	40748	56	51949	72	27.48
7	91003	64	131952	92	44.99
8*	67585	175	56445	150	-16.48
Shiraz city	1053025	80	1227331	94	16.55

Source: statistical centre of Iran-1996-2006 (*Central area) .

Table No.1 shows ward wise changes in population growth and population density of Shiraz city during 1996 -2006. The highest decennial population growth rate was found in the ward number 4 and 7. However among all the wards just ward number 2 and 8 (the central area) has the negative growth rate, central area has the highest negative growth rate (-16.46 percent). It means there is out migration from wards no.8 (the central area and ward no. 2 to the other wards of Shiraz city such as wards no.1, 4, 6 and 7 which they are mostly located in North West of the city.

4. Land Use Land Cover Change:

5.

Table No. 2: Land use/Land cover change of Shiraz city and the historical centre, (1992 - 2003).

Land use	Shiraz city			Central area		
	1992	2003	Change	1992	2003	Change
Residential	3098.7	5171.9	2073.2	199.2	186.69	-12.52
Commercial	80	170.3	90.3	24.6	35.98	11.38
Industrial	332.99	485.9	152.91	0.94	1.56	0.62
Public and semi public	907.67	1289.09	381.42	42.58	40.25	-2.33
Parks, sports and open spaces	99.48	2090.04	1990.56	1.87	1.19	-0.68
Transportation	1748	3626.9	1878.9	52.65	60.16	7.51
Public utility	219.77	249.87	30.1	5.38	0.319	-5.062
Historical centres and tourism	15.91	21.3	5.39	4.33	5.13	0.8
Others*	814.92	5517.49	4702.57	18.45	44.54	26.09
Total	7317.44	18622.79	11305.35	350	375.82	25.82

From the perusal of Table No. 2 it is evident that both the Shiraz city and historical centre of the Shiraz city have witnessed large-scale changes in land use. The foregoing account of the land use Shiraz city and historical centre of the Shiraz city provides a base for accessing its major social areas and location of different functions. Due to the growth of population and change in occupational structure from primary to secondary and tertiary activities the city and the historical centre of the city has witnessed foremost land use changes from 1992 to 2003 in residential area, Shiraz city has shown an increase of 2073.2 hectares of land while as the historical centre due to outmigration from has shown a decrease of 12.52 hectares. Not only in the residential area, central area of the Shiraz city has also shown decrease in public and semipublic (-2.33), Parks, sports and open space (-0.68), and in public utility (-5.062) hectares. While the city as a whole has shown the increase in all the categories of land use from the same period but the dominant changes were observed in Parks, sports and open spaces (1990.56), Transportation (1878.9) and in the "others" category (all demolished, unused, agriculture, unplanned and vacant lots) have shown the change of 4702.57 hectares.

6. Factors which identify blighted area.

Tehran Comprehensive / Master Urban Development Plan (2005) states decayed areas are the regions which are vulnerable versus disasters (especially earthquakes). But based on Architectural and Urban Development Council definition blighted areas (urban block) is each urban block that at least 50% of its plots have these three following characteristics:

- Instability:** At least 50% of its building would be not resistance and that is mainly because of unsuitable construction materials or there is not any technical observation after building.
- Problem of accessibility:** The urban block which at least 50% of its roadways wide would be less than 6 met.
- Tiny Plots:** At least 50% of these blocks consists plots with 200 sq m and less.

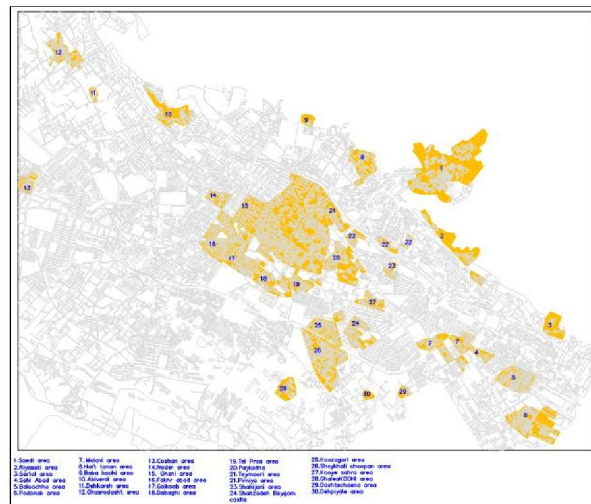
The other secondary factors to indicate distressed areas follow as: Construction age, Construction materials, Construction permission, Plot deed (certificate), Price of plot, Infrastructure per capita, Percent of tenants, Household income, Population density, Number of households in one residential unit, Sex ratio, Patronage loading, Illiteracy rate. Though in Tehran the capital

city of Iran the construction on 14792 hectare of land is decay (unstable and distressed) but not blighted area while dealing with the 3 factors altogether (Instability, tiny plot and problem of accessibility) the total area of blighted area of Tehran city is 3268 hectares. Besides Tehran, Shiraz city is the other priority among other mega polices, about half of city total area is deteriorated totally 4119.2 hectares. Deteriorated area have been scattered along Shiraz city (map no.1), which just 1691 hectares have the worst situation by view point of Architectural and Urban Development Council as a blighted area.

Table No.3: The proportion of each factor of blighted area to total area of deteriorated area in Shiraz city in 2006:

Factor. No	Characteristics/factors	Area	Percentage of each factor to total blighted area
1	With narrow roads	2448.3	59
2	Tiny plots	2003.9	49
3	Deteriorated structures	3645.4	88.5
---	Total deteriorated area which including at least one of mention factors	4119.2*	100*

* The total blight area is not the algebraically sum of each factor separately, the total area has been accounted by GIS on scaled map.



Map No.1: Distribution of deteriorated Areas in Shiraz City.

7. Building Quality and Building Age

The total buildings in the central area are categorized as below:
 Good considered long-lasting and having marble-stoned or brick, or metal façade. Fair buildings considered long-lasting and require minor repairs Bad grade (complete repairing) buildings which need thorough repairs and they are considered as semi-long lasting units. Fit for demolish buildings that are deserted o demolished buildings and are considered as short- lasting.

Table No. 4: number of buildings by construction age in the central area of Shiraz city, 2010

Construction Age	Number of buildings	Percentage
Less than 5 years	220	1.73
5-10 years	159	1.25
10-20 years	204	1.60
20-30 years	597	4.70
30-60 years	4722	37.14
More than 60 years	6288	49.45
Others(Demolished or under construction)	525	4.13
Total	12715	100

Source: pardaraz engineering consulting company, 2010

Table no.4 shows number and the area of buildings in terms of ages, as observed in table almost 50 percent of buildings have more than 60 years! And the average of total age is 53 years. Also there is totally 4.58 percent of total building that are less than 20 year age! It indicates that just trifles of buildings are qualified to maintain and they are serviceable or practical degree one.

Table no.5 shows the number and area of buildings in terms of building quality. As observed in table no.5, in 2010 of all buildings in the central area only 1.28 percent were good buildings ready to be used, and about 39 percent as fair units needing minor repairs. That is to say of 52.08 percent were bad or need complete repairing, and 3.12 percent are deserted, generally speaking more than 50 percent of buildings in the central area cannot be settled by anybody and are blighted and declined.

Table No.5: number and area of buildings in terms of building quality in central area of Shiraz city, 2010

Building quality	Number of buildings	percentage	area under buildings	Percentage
Under construction	62	0.49	12.94	4.34
Good	164	1.29	5.37	1.8
Fair	4945	38.89	100.16	33.59
Bad	6622	52.08	144.08	48.32
Fit for demolish	397	3.12	10.82	3.62
Vacant plot	525	4.13	24.83	8.33
Total	12715	100	298.2	100

Source: Pardaraz engineering consulting company, 2010

8. The Appropriate Approach for the Renewal of Historical Centre (Blight Upgrading).

Upgrading rejuvenates the existing community with minimum disruption and loss of physical and social assets. Typically, approaches consists of providing security from eviction and improving the existing infrastructure, e.g. water reticulation, sanitation, garbage collection, storm drainage and security lighting, up to an appropriate, basic standard. It also involves the improvement of footpaths and streets, playgrounds and community facilities. Usually upgrading excludes home construction, since the residents can do these themselves, but instead sometimes, offers optional loans for home improvements of clinics and schools. As essential part of upgrading is transferring these tenure rights has been shown to motive occupants to invest two to four times the amount of funds that the government invests in infrastructure improvements in a slum area. This approach has many benefits compared to the other approaches such as "Eradication and Relocating" or "Clearance and Redevelopment". The advantages of this approach are as follows:

A. Improving the use of urban land (increasing the urban land utilization)

Land is a scarce and valuable good. It cannot be imported from outside, so urban lands should be used efficiency with maximum utility. In the other words it can be gained by increasing the population density or preventing the horizontal expansion of city. However the increasing of population density should not go so high that urban authority could not prepare the essential infrastructures and main urban services. The average urban population in Shiraz city increased by 14/hectare during 1996 and 2006 although this indicator decreases by 25/ hectare in the central area of Shiraz city from 1996 to 2006! On the other hand the average of population density for some world metropolitans accounted about 214/hectare during 1973

to 1996. So there is no need to expand the city while there are a lot of capacities inside the cities, especially in the heart of the cities or down town which are generally blighted and deteriorated.

B. Decreasing the wastelands and useless lands inside the city.

The studies about Iran land uses shows that around 10 to 12 percent of urban land inside the developed area are waste or useless, they are actually considered as an urban opportunities which with urban renewal they could be used efficiently. As per table no.2, in 1992 the wastelands and useless lands (the "others" category) in the historical centre of Shiraz city was 5.27 percent of total built area and unfortunately in 2003 this land use increased to 11.85 percent of total developed area of central area! So blight upgrading could be an effective way to decrease the wastelands and useless lands inside the historical centre.

C. Decreasing the government and municipality costs.

Expanding the urban periphery to residing poor people are very costly for government and then also for people. The poor needs to be close to city centres where there are more informal income opportunities and the cost of transportation is imposed to the poor. Consequently, moving the poor or replacing their physical facilities with public housing created more extra expenses for the poor and for the cities. Governments not only had to spend a huge of money for cleaning slums and resettling inhabitants, but also later had to finance public transportation to facilitate access to employment in the central city. Experiments show government expenditures in upgrading projects are about 50 percent less than relocation or redeveloping. Their initiatives such as widening the roads, creation of green spaces and other necessary infrastructures are really less expensive than develop new area generally in suburbs for poor people. Municipalities have many duties regarding collecting rubbish, creation public green spaces, all physical infrastructures, public roads and transportation, urban planning and etc. So if urban population density increase, the municipality revenue also increase and relatively then municipalities 'expenditures will decreased. Statics in Iran show that 20 to 30 percent the maintenance municipality expenses decrease compared to city growth horizontally.

D. Decreasing the urban securities

With preventing of urban expansion there is not any necessary to create new security offices or police station on new developed areas. On the other hand with increasing population density inside the city and with existing of persons, the possibility of insecurity will decreased.

E. Improving urban environment and decreasing the use of energy resources.

With upgrading the blighted area and not relocating, transportation costs decreased and accordingly the energy resource consumption will be decreased. Also it can effect on air pollution, since 70 percent of air pollution related to the transportation and fossil fuels. In addition to that, preventing of land use changes such as natural green spaces, jungles and fertile lands to the other urban land uses such as residential, infrastructures and etc.

F. Keeping the current blighted areas in the active economic cycles.

With renewal of the blighted areas inside the city and upgrading them it can cause increasing the land price, it can prevent the price decreasing and raise the investors' motive for investment. Native people are not reluctant to quit their old districts and have more tendencies to stay and reclaim their habitats.

9. Conclusion

The central area is very popular for its historical importance and cultural continuity. The existing physical infrastructure losing its carrying capacity and it cannot sustain with pressure and demand of the central area. The organically road networking is not compatible to meet the present requirements. Land use pattern of central area from 1992 to 2010 reveals that central area has faced to the diminishing of lands under land uses such as, residential, public and semi public, public utility (urban infrastructure) and even historical centres and in comparison to the Shiraz city it is evident the insufficient of parks and open spaces and also urban utility. The whole area as a blighted area required rejuvenation or renewal to make the central city more liveable and lovable. It may be emphasized that these have to be customized to the local conditions based on a set of parameters; the location, socio-economic and cultural fabric of any city. The upgrading approach for renewal of historical centre of Shiraz city could be very suitable and viable strategy. This holds good both for housing as well as provision of infrastructure for urban poor, although the scope of degree of specific interventions would vary from city to city. It is well understood that not all of it can be achieved within a short span of time. Some of these need immediate attention while for some of the process can begin right away. The results may bear fruit after a few years. For some others there has to be sustained efforts for about 5-6 years so that monitoring and evaluation procedure gets well ingrained into the

system. Thus, poverty reduction can happen in this presence of robust institutional arrangements that can support, and sustain monitoring and evaluation processes through the active collaboration of key stakeholders in government and civil society.

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